

# UNOFFICIAL COPY

SIC01146-56780 105213  
Upon recording return to:

Ms. Lynda Holliday, Esq.  
940 Clinton Pl.  
River Forest, IL 60305

Send subsequent tax bills  
to:

Michael Rankin  
3309 W Warren Ave  
Chicago IL 60624

Doc#. 1812749203 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/07/2018 10:46 AM Pg: 1 of 3

Dec ID 20180401657014  
ST/CO Stamp 2-111-811-872 ST Tax \$435.00 CO Tax \$217.50  
City Stamp 0-250-717-472 City Tax: \$4,567.50

Above space for Recorder's use only

## WARRANTY DEED

THE GRANTOR, **Jack Properties, LLC**, a **limited liability company** of, State of Illinois for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, hereby CONVEYS and WARRANTS to: **Michael Rankin**, married man the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

See Attached legal description.

**Subject to:** Real estate taxes for 2017 and subsequent years; terms, provisions, covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed and unconfirmed special governmental taxes or assessments;

Permanent Real Estate Index Number: 16-11-415-088-0000

Address of Real Estate: 3309 W. Warren Ave., Chicago, IL 60624

DATED this 27 day of April, 2018

By: James Clarke  
James Clarke,  
Manager of Jack Properties, LLC

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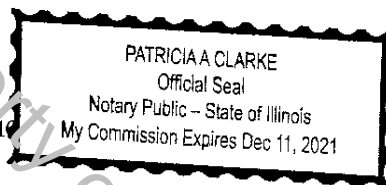
State of Illinois,  
County of Cook, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **James Clarke**, *\*manager of Jack Properties LLC* personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 27<sup>th</sup> day of April, 2018.



My commission expires Dec 11, 2021


Notary Public



*[Signature]*

This document prepared by:  
James R. Pittacora  
Pittacora Law Group, LLC  
150 S. Wacker Drive, Ste. 1600  
Chicago, IL 60606

REAL ESTATE TRANSFER TAX		03-May-2018
	COUNTY:	217.50
	ILLINOIS:	435.00
	TOTAL:	652.50
16-11-415-088-0000   20180401657014   2-111-811-872		

REAL ESTATE TRANSFER TAX		03-May-2018
	CHICAGO:	3,262.50
	CTA:	1,305.00
	TOTAL:	4,567.50 *
16-11-415-088-0000   20180401657014   0-250-717-472		
* Total does not include any applicable penalty or interest due.		

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## LEGAL DESCRIPTION

**LOT 4 IN GEORGE H. PECK'S SUBDIVISION OF THE WEST 19.48 ACRES  
PART LYING SOUTH OF LAKE STREET IN THE SOUTHEAST ¼ OF THE  
SOUTHEAST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST  
OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS.**

Property of Cook County Clerk's Office